

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **OFFICE/WAREHOUSE BUILDING**

Case Number: **PSR2004-00005; ARC2004-00009**

Location: North of NE 146th Street and East of NE 10th Avenue

Request: The applicant is requesting site plan approval to construct an 8,800 square foot warehouse and 3,200 square foot office building with associated infrastructure and parking improvements on an approximate .91-acre parcel. The property is located in the ML zone district.

Applicant: Curt Holdt
13600 NE 10th Ave
Vancouver, WA 98685
(360) 574-8400

Contact Person: RSV Construction
Attn: Betty Kaber
1115 Esther Street, Suite A
Vancouver, WA 98660
(360) 693-8830, (360) 693-8910 FAX
E-mail: betty@rsvconstsvcs.com

Property Owner: Same as Applicant

Staff Contact: Dan Carlson Ext. 4499

Neighborhood Contact: North Salmon Creek Neighborhood Association
Hank Rolfs, Interim President
14406 NE 5 Court.
Vancouver, WA 98685
258-7236
E-mail: h.rolfs@comcast.net

Legal Description of Property: (Parcel Numbers 117894-724, 117894-726 & 117894-728) Southwest Quarter of Section 23, Township 3 North Range 1 East of Willamette Meridian

Plan/Zone Designation: ML

Approval Standards/Applicable Laws:

Clark County Code (CCC) Sections: Title 15 (Fire Protection), Title 24 (Public Health), 40.230.080 (Industrial Districts), 40.320 (Landscaping & Screening), 40.340 (Parking & Loading), 40.350 (Transportation & Circulation), 40.360 (Solid Waste & Recycling), 40.370 (Sewer & Water), 40.380 (Stormwater & Erosion Control), 40.5 (Procedures), 40.520.040 (Site Plan Review), and 40.610 (Impact Fees).

Application & Fully Complete Date:

Application Filed: January 29, 2004
Fully Complete: February 18, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at Dan Carlson **(360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact daniel.carlson@clark.wa.gov

Date of This Notice: March 3, 2004

<p><u>Closing Date for Public Comments:</u> March 17, 2004</p>
--